

Recording Requested By:

2018-006295
Klamath County, Oregon
05/23/2018 09:34:00 AM
Fee: \$67.00

When Recorded, Please Return To:

Yosemite Land Bank, FLCA
P. O. Box 3278
Turlock, CA 95381

Loan No. 5275334000

MODIFICATION AGREEMENT AND SUPPLEMENT TO DEED OF TRUST

THIS AGREEMENT, made this 11th day of May, 2018, made by and between between MOSS RANCH, LLC, an Oregon limited liability company, as "Trustor", AMERITITLE as "Trustee", and YOSEMITE LAND BANK, FLCA, as "Beneficiary", is entered into with regards to the following:

WITNESSETH:

THAT WHEREAS, Trustor did make, execute, and deliver to Trustee, that certain Deed of Trust dated August 21, 2017, recorded October 31, 2017, as Instrument No. 2017-012546, for \$1,900,000.00, in favor of Beneficiary and covering the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

AND WHEREAS, the parties hereto desire to modify and supplement said deed of trust to provide for a revised legal description pursuant to a Lot Line Adjustment affecting said real property and adjacent land not previously affected by said deed of trust.

NOW THEREFORE, for value received, the parties hereto do hereby modify and supplement said deed of trust to provide that the legal description therein shall be modified to read as follows:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Trustor does hereby grant and convey the last above-described real property to Trustee under said deed of trust, with power of sale, subject to each and all of the terms and conditions of said deed of trust, including this modification and supplement thereto.

IT IS FURTHER AGREED, by and between the parties hereto, that in all other respects not inconsistent herewith, the terms of said deed of trust which is incorporated herein by reference shall remain in full force and effect and be binding hereon. Said deed of trust, and this Modification and Supplement shall constitute one deed of trust.

Trustee is hereby authorized and directed to endorse a memorandum hereof upon said deed of trust and promissory note.

This agreement shall inure to and bind the heirs, devisees, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS MODIFICATION AND SUPPLEMENT TO DEED OF TRUST THE DAY AND YEAR FIRST ABOVE WRITTEN.

TRUSTEE & BENEFICIARY:

YOSEMITE LAND BANK, FLCA,

By Bart P. Hertan
Bart P. Hertan, Senior Vice President

TRUSTOR:

MOSS RANCH, LLC, an Oregon limited liability company

By Randall N. Moss
RANDALL N. MOSS, in the following capacity:
as Member of Moss Ranch, LLC, an Oregon limited
liability company

Unofficial
Copy

Acknowledgment in an Individual Capacity

State of OREGON

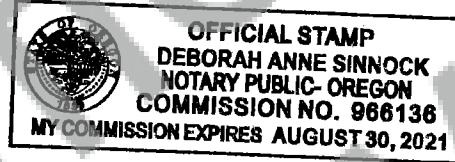
County of Klamath

This record was acknowledged before me on (date) 5-21, 2018 by

(name(s)) of individual(s) Randall N. Moss.

Deborah Anne Sinnock

Notary Public - State of Oregon



Official Stamp

Document Description

This certificate is attached to page _____ of a _____ (title or type of document), dated _____, 20_____, consisting of _____ pages.

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Merced)

On May 15, 2018 before me, Rachel Rivera, a notary public, personally appeared Bart P. Hertan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel Rivera



EXHIBIT "A"

Parcel A:

Parcel 1 of Land Partition 3-17 for Lawful Creation situated in the S1/2 of Section 22, S1/2 of Section 25, Section 26, E1/2 of Section 27, NE1/4 of Section 35 and Section 36, Township 39 South, Range 11 East of the Willamette Meridian/ SW1/4 of Section 30 and SW1/4 of Section 31, Township 39 South, Range 12 East of the Willamette Meridian/ Section 1, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, recorded July 8, 2017 as Instrument No. 2017-006261.

Parcel B:

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of the N1/2 of the NE1/4 lying North of the Bonanza-Langell Valley Highway.

Parcel C:

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Section 31: SW1/4 of the SE1/4, SE1/4 of the SE1/4, NE1/4 of the NW1/4, NE1/4,

Excepting therefrom that portion described as follows:

Beginning at the Northeast section corner of Section 31; thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet to the point of beginning.

Section 31: N1/2 SE1/4

EXHIBIT "B"

Parcel A:

Parcel 1 of Land Partition 3-17 for Lawful Creation situated in the S1/2 of Section 22, S1/2 of Section 25, Section 26, E1/2 of Section 27, NE1/4 of Section 35 and Section 36, Township 39 South, Range 11 East of the Willamette Meridian/ SW1/4 of Section 30 and SW1/4 of Section 31, Township 39 South, Range 12 East of the Willamette Meridian/ Section 1, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, recorded July 8, 2017 as Instrument No. 2017-006261.

TOGETHER WITH:

A PORTION OF UNSURVEYED PARCEL 3 OF "LAND PARTITION 1-16", SITUATED IN THE SW1/4 OF SECTION 25, T39S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW 1/16 CORNER OF SAID SECTION 25; THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE WEST 1/16 CORNER COMMON TO SECTION 26, T=39S, R11EWM, AND SAID SECTION 25; THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, 1000 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF WEST LANGELL VALLEY ROAD; THENCE NORTHWESTERLY, ALONG THE SAID CENTERLINE, TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 1027 FEET WESTERLY OF THE EAST LINE OF SAID SW1/4 SW 1/4; THENCE NORTH, PARALLEL WITH THE SAID EAST LINE, 1298 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SAID SW1/4 SW1/4; THENCE EAST ALONG SAID NORTH LINE 1027 FEET TO THE POINT OF BEGINNING, CONTAINING 31.0 ACRES, MORE OR LESS.

Parcel B:

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of the N1/2 of the NE1/4 lying North of the Bonanza-Langell Valley Highway.

Parcel C:

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Section 31: SW1/4 of the SE1/4, SE1/4 of the SE1/4, NE1/4 of the NW1/4, NE1/4,

Excepting therefrom that portion described as follows:

Beginning at the Northeast section corner of Section 31; thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet to the point of beginning.

Section 31: N1/2 SE1/4